



ECONOMIC DEVELOPMENT CORPORATION

MEETING MINUTES

March 20, 2013

Members Present:

John Hanieski, Robert Wilson, Richard Watkins, Larry Leatherwood, Anne Ganakas, Erik Hansen, Justin Himebaugh, Toni Griffin

Members Absent:

Bob Thelen

Staff Members Present:

Ed Reed

Guest Present:

Dennis Fedewa

1. Call to Order:

Meeting was called to order by John Hanieski at 4:11 p.m.

2. Introduce New Member:

John Hanieski welcomed Toni Griffin to the EDC, followed by each member introducing themselves.

3. Set/Adjust Agenda:

Erik Hansen motioned that the agenda be accepted as submitted. Larry Leatherwood supported. Motion carried.

4. Election of Officers:

John Hanieski provided a short review of "Slate A" which was offered at the retreat workshop, and "Slate B" offered at today's meeting consisting of John Hanieski as Chairman, Robert Wilson as Co-Chairman, and Richard Watkins as Secretary/Treasurer, then asked if there were any other nominations.

Justin Himebaugh made a motion supporting "Slate B" - John Hanieski as Chairman, Robert Wilson as Co-Chairman, and Richard Watkins as Secretary/Treasurer. Erik Hansen supported.

A discussion followed on the following items:

- Protocol with regard to amendments and/or additions to a motion

- Nature of a Retreat/Workshop versus a business meeting and resolutions/motions made at a workshop having the same force as if it were made at a business meeting

Larry Leatherwood suggested that the resolution made at the workshop should be rescinded if an alternate slate was to be presented.

A motion was made by Anne Ganakas to rescind the motion made at the Retreat on February 16th. All members supported this motion, except for Larry Leatherwood.

Justin Himebaugh made a motion to present an alternate slate of John Hanieski as Chairman, Robert Wilson as Vice-Chairman, and Richard Watkins as Secretary Treasurer. Erik Hansen supported. All approved except Larry Leatherwood. Motion carried.

John Hanieski then asked if there was another slate to be presented. Seeing there was no other slate presented, John suggested the nominations be closed and accepted by acclamation. All members polled with 7 yeas and 1 nay (Larry Leatherwood). Slate B adopted.

5. Approve Minutes:

Anne Ganakas motioned that the minutes be accepted as written. Robert Wilson supported. All agreed. Motion carried.

6. Microenterprise Loan Program:

Ed Reed provided a review of the Microenterprise Loan Program, which was presented at the December 5th meeting, adding the following information:

- Delta EDC can disburse funds on an as we go basis
- On a \$5K loan the EDC would have to invest \$750 of which would go into a loan loss reserve, \$250 would go into administration fees – a total of 20% of loan value
- If the loan were completely paid, and no money was used from the loan loss reserve, and we wanted to do another \$5K loan we would only have to pay the administration fee at this point
- At this point unless they are Lansing resident with a Delta Township business they will be unable to participate

Ed then suggested a motion be made that we have an amount not to exceed, which we would be want to put in a loan loss reserve as loans are generated.

Richard provided Toni with details on the history of the EDC and how the money we have on hand came about, which is about \$105K.

Erik Hansen stated that he felt the program would be a good use of the EDC's funds and provided the reasons why to the Committee.

Robert Wilson likes the idea of it, but has concerns because they have seven existing loans on the books for \$12K, but have \$280K worth of assets that they could be loaning out, and wondered if they were really marketing this program. He also stated that he felt it would fall onto the EDC to promote this program.

Ed Reed stated that he has already pushed this program to three businesses.

Robert Wilson made a motion to place \$5K in loan loss reserve and administration funds, which will allow for \$25K worth of loans to be made, and the authorization of the Treasurer to release the funds upon the request of the Microenterprise Loan Program. Erik Hansen supported the motion.

Ed Reed performed a roll call of member present with 8 yeas, and 0 nays. Motion passed unanimously.

7. Saginaw Highway Improvements:

Robert Wilson and Dennis Fedewa provided information on the Redevelopment Ready Communities Program.

A discussion followed, which included the following items:

- Certified Business Park Program
- Physical Improvements/Marketing/Identification
- Best Practices
- National Main Street Program
- Downtown Development and Tax Implement Finance Authorities
- Details on a Business Improvement District
- 328's (100% Personal Property Tax Exemption)
- Corridor Improvement Authority Program

Larry Leatherwood made a motion (originally made at the Retreat on February 16th) that the body would focus its attention on the Saginaw Corridor, from Waverly Road to Broadbent Road, segment from Waverly to Elmwood as its initial focus. Robert Wilson seconded the motion. All agreed and motion carried.

8. Staff Updates and Information:

Ed Reed provided a recap of his 2012 activities/projects, which included:

- Responding to 23 site search requests
- 37 informal "drop in" calls to businesses
- 8 grand openings, ribbon cuttings and groundbreaking events for new businesses
- Continued efforts to acquire easements for the Safe Routes to School Project
- 49 Retention Visits
- Magna/Norplas Project overview

- Lansing Urgent Care
- New Convenience Store replacing Udder Creamery and Fannie Mae
- FedEx
- Hampton Hotel
- Lansing Mall – Regal Theaters
- Meijer Distribution
- Astera Credit Union
- CASE Credit Union

9. Member Comments:

Each member brought up items for discussion as follows:

- Anne Ganakas
 - ✓ Road Trip to look at banners – nothing done to date
 - ✓ Financials – Richard to send out
- Robert Wilson
 - ✓ Task force – misunderstanding among members, discussions have taken place on different parts of Saginaw for redevelopment, emails to be forwarded to Larry to bring him up-to-date
- Erik Hansen
 - ✓ Bob Thelen – membership status, his knowledge being beneficial to the group
 - John Hanieski motioned that the Economic Development Corporation of Delta Township finds the contribution of Bob Thelen has been significant and worthwhile, and we as a body encourage Mr. Thelen to continue to serve as a member of the EDC. Anne Ganakas seconded the motion. All agreed. Motion carried.
- Richard Watkins and Justin Himebaugh passed on comments.

10. Other Business:

Dennis Fedewa encouraged the EDC attend the Township Board Committee of the Whole Meetings as the Board committed to talk about three major areas during their Strategic Planning session, one of which is Economic Development, which is the second Monday of each month at 6 p.m., in Conference Room A.

Larry Leatherwood asked that the EDC receive reminders of these meetings, which Ed Reed agreed to handle.

A discussion on the following items ensued:

- Strength in numbers if we all work together
- Sharing of information, which is not public, with the group
- Township Board priorities
- Duplicating of efforts with regard to the Township Board and the EDC

- EDC Task Force guidance discussed with a suggestion by Larry Leatherwood of the Township Board concentrating on the economic component, and the EDC concentrating on the beautification component, which will compliment each other

11. Set Next Meeting Date:

A discussion on member availability occurred, with a final decision to meet quarterly on the first Wednesday of each month. All agreed.

The next meeting is scheduled for Wednesday, June 5, 2013.

12. Adjournment:

The meeting was adjourned at 5:15 p.m.